



MICHAEL A. BROWN

Solicitor & Estate Agent



- Quality 2nd Floor Apartment
- Recently Built
- Panoramic Views over the Links
- ECH; DG; Air Recirculation System
- Communal Lift & Garden
- Entrance Hall
- Lounge/Dining Room with Balcony
- Quality Fitted Kitchen
- 3 Bedrooms (1 ensuite)
- Bathroom with Shower
- Car Parking Space

55 DALHOUSIE COURT, LINKS PARADE, CARNOUSTIE, ANGUS, DD7 7JD

FIXED PRICE £179,000

This spacious, new build SECOND FLOOR APARTMENT forms part of a quality build, exclusive Scotia Homes Development with panoramic views over the Links and the sea beyond. The apartment is situated very close to the internationally famous championship golf course and Carnoustie Hotel, Golf Resort and Spa.

The well designed layout of the apartment provides ample and comfortable accommodation and benefits from a very efficient electric central heating and hot water system, air recirculation system, high performance double glazed windows, wiring for TV and satellite and a lounge balcony. There is a security entry phone system, communal ornamental landscaped garden, lift and dedicated car parking space.

The centre of Carnoustie is only a few minutes walk and Dundee is just 12 miles away by car, bus or train.

ENTRANCE HALL

Main apartment entrance door. Entry phone. Cupboard housing heating system. Built-in cupboard. Radiator.

LOUNGE 18'6" x 14'6" approx.

Exceptionally bright and spacious lounge with large double glazed French doors which open out onto the balcony with wonderful, panoramic views over The Links and the sea. TV and telephone points. Radiator.

KITCHEN 8'6" x 7'2" approx.

Fully fitted with quality gloss white wall and base units and granite effect worktops. Under wall unit lighting. Splashback tiling. Integral electric SMEG stainless steel ceramic induction hob and oven. Integral fridge freezer and automatic washer dryer. Low voltage downlights. Inset stainless steel sink with mixer taps. Vinyl flooring. Radiator.

MASTER BEDROOM 1 10'6" x 10'4" approx.

Built in double wardrobe. Double glazed window. TV point. Radiator.

En-Suite

With white three piece suite. Large, wet wall finished shower cubicle with glazed doors and thermostat shower. Large wall mirror. Shaver point. Low voltage downlights. Radiator.

DOUBLE BEDROOM 2 10'4" x 9'6" approx.

Built in double wardrobe cupboard. Double glazed window. Radiator.

DOUBLE BEDROOM 3 10'4" x 9'6" approx.

Built in double wardrobe cupboard. Double glazed window overlooking ornamental garden. Radiator.

BATHROOM 7'1" x 5'8" approx.

With white three piece suite. Fully tiled above bath area and with thermostatic shower and glazed shower screen. Large wall mirror. Shower Low voltage downlights. Vinyl flooring. Radiator.

OUTSIDE

A dedicated car parking space outside the apartment building. Private lockable storage. Communal lift. Mutual landscaped garden area.

ENTRY

By negotiation.

VIEWING

Telephone Michael A. Brown, Solicitor on 01382 204242.

LOCATION

On approaching Carnoustie from the West (Monifieth direction A930), continue through the first and second roundabouts along to Barry Road. Follow the road as it turns left into Dundee Street and then turn right into Links Avenue following the road under the railway. Turn left into Links Parade.

Disclaimer: If travelling a distance to view, we recommend you check with us on the day of viewing to confirm the property is still unsold. These particulars are prepared in good faith but are not warranted and do not form part of any contract. All measurements approximate. No warranty is given for any appliances or services mentioned

A copy of the Home Report for this Property is available through the Selling Agent



www.michaelabrown.co.uk
law@michaelabrown.co.uk

MICHAEL A. BROWN
 Solicitor & Estate Agent

17 South Tay Street, Dundee DD1 1NR
 Tel: 01382 204242 Fax: 01382 204911